

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
WALTER JAUDON, ALLISON GRASS, JOHN LESTER, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, ANA HARP, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

OCTOBER 3, 2017 5:15-19 P.M. 2 GEORGE STREET
6:17 P.M.

A. MINUTES

1. Minutes: 03/21/17; 04/04/17; 04/18/17 APP. NO. 1710-03-A1
APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 7 AGAINST 0

B. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

C. New Applications:

1. 142 PRESIDENT ST.(CANNONBOROUGH/
ELLIOTBOROUGH) (460-11-02-094) APP. NO. 1710-03-C1

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,015sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family dwelling unit with a 4-inch north side setback, a 7.5-ft. south side setback, a 7.83-ft. total side setback (3-ft., 9-ft. and 15-ft. required).
Zoned GB.
Owner-Spring & President, LLC/Applicant-John Douglas Tucker, Architect

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Approval.

MADE BY: J.Lester SECOND: W.Jaudon VOTE: FOR 7 AGAINST 0

MOTION: To reconsider approval to include condition.

MADE BY: M. Robinson SECOND: R. Appel

MOTION: Approval with condition that easement be provided to extend over both Properties to gain access to rear parking spaces.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 7 AGAINST 0

2. 144 PRESIDENT ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-11-02-095) APP. NO. 1710-03-C2

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,000sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family dwelling unit with a 1-ft. north side setback, a 5-ft. 4-inch south side setback, a 6-ft. 4-inch total side setback (3-ft., 9-ft. and 15-ft. required).
Zoned GB.
Owner- Spring & President, LLC /Applicant-John Douglas Tucker, Architect

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WITHDRAWN 0

DEFERRED 0

MOTION: Approval with condition that easement be provided to extend over both properties to gain access to rear parking spaces.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

APP. NO. 1710-03-C3

Request special exception under Sec. 54-511 to allow 3,450sf of inside patron use area for a restaurant use without required off-street parking spaces (23 spaces required; site is grand fathered for 13 spaces for previous retail use). Zoned GB.

Owner-GSN, LLC/Applicant-Stephen Ramos, LS3P

WITHDRAWN 0

DEFERRED 0

MOTION: Approval with condition to minimize impacts of garbage, grease, mice, etc.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 7 AGAINST 0

APP. NO. 1710-03-C4

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/living room) and vertical extension (master bedroom/bath) that extends a non-conforming 1-ft. north side setback (3-ft. required).
Zoned DR-2F.

Owner-Chase Elliott/Applicant-Simons Young & Associates

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 7 AGAINST 0

APP. NO. 1710-03-C5

Request special exception under Sec. 54-511 to allow an existing restaurant use to expand the interior patron use area to 1,222sf without providing 3 additional parking spaces (BZAZ approval on 4-18-11 approved 840 sf of inside patron use area, 6 spaces required).

Zoned LB.

Owner-Berlin Brothers/Applicant-Nathan Thurston

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Jaudon SECOND: A.Grass VOTE: FOR 7 AGAINST 0

6. 851 RUTLEDGE AVE. (WAGENER TERRACE) APP. NO. 1710-03-C6
(463-11-02-093)
- Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/master bedroom/bath/closet) that extends a non-conforming 7-ft. north side setback (9-ft. required).
- Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/master bedroom/bath/closet) with a 16.5-ft. rear setback (25-ft. required).
- Zoned SR-2.
- Owner/Applicant-Irma Lowman

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: R.Appel VOTE: FOR 7 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.